

Narrative

General Information

County Name: Greene County

Person Performing Ratio Study: Mike Montgomery

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Sales Window (1/1/2020-12/31/2020):

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

We reviewed and used every sale that was deemed valid for the two-year period from January 1, 2019 to December 31, 2020. The market in Greene County remains static, but stable. The sales that are occurring, outside of family, or forced sales, are not increasing, or decreasing in any significant manner. We followed approved methods of reviewing parcels sold over the last two years to test for the necessity of making a time adjustment to the 2019 sales used. Given the limited number of occurrences of the same parcel selling in consecutive years, and the knowledge of the static nature of property sales in Greene County, we determined that no time adjustment was necessary.

Groupings

In the space below, please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

Residential Improved

- Richland Township contains the Greene County seat of Bloomfield, IN. It is unique and is not comparable to the other townships.
- Beech Creek, Center, and Highland Townships are contiguous, and located in the north eastern Greene County. These three townships are highly influenced by expansion from Bloomington, IN. It is primarily for this reason that we have grouped these three townships together. These townships are mostly agricultural with sporadic residential pockets throughout. The topography is also very similar which contains large areas of hilly terrain.
- Jackson, Cass, Stafford, Taylor, and Washington Townships make up the southern border of Greene County. These townships are used predominantly for agricultural purposes and are highly rural. They also contain very similar improvement types, so grouping them together was an easy choice.

- Stockton, Grant, and Fairplay Townships are located in west central Greene County, and run from the western bank of the White river to the border with Sullivan County. The uses of these townships again are largely agricultural, with the occasional stripper pit from the old mines dotting the landscape. We grouped these townships together because of the geographical proximity, and their uniform property types.
- Jefferson, Wright, and Smith Townships are adjacent, and located in northwestern Greene County. The town of Worthington is in Jefferson Township, and the town of Jasonville is in Wright Township, and Smith Township sits right between these two towns. The majority of sales in this grouping came from the two towns, but overall, these townships are used very similarly, and their property types are also highly comparable.

Residential Vacant

- With a limited number of sales for residential vacant property classes, all sales countywide were grouped together. There was a total of 27 sales used in this study.

Commercial Improved

- With a limited number of sales for commercial improved property classes, all sales countywide were grouped together. There was a total of 22 sales used in this study.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Commercial Improved

- Highland Township Commercial Improved overall value increased by 35% (\$95,100) due to a property class change from 686 to 499. The parcel number is 28-02-32-000-021.000-009.

Commercial Vacant

- Center Township Commercial Vacant decreased by 42% (\$20,400) due to 28-10-14-000-019.046-004 being changed from a property class 400 to property class 447.
- Jackson Township Commercial Vacant increased by 4000% (\$49,200) due to a split that created 28-11-11-000-007.003-010, which will be used as Commercial.

Residential Vacant

- Jackson Township Residential Vacant increased by 20% (\$240,400) due to the addition of 18 new vacant residential parcels. Those parcel numbers are: 28-11-06-000-006.071-010, 28-11-06-000-006.067-010, 28-11-08-000-005.044-010, 28-11-07-000-001.027-010, 28-11-05-000-008.032-010, 28-11-08-000-005.043-010, 28-11-06-000-006.068-010, 28-11-06-000-006.064-010, 28-11-16-000-019.001-010, 28-11-06-000-006.072-010, 28-11-05-000-008.030-010, 28-11-06-000-006.070-010, 28-11-05-000-008.031-010, 28-11-06-000-006.066-010, 28-12-11-223-012.001-010, 28-11-08-000-005.042-010, 28-11-07-000-001.024-010, & 28-12-01-000-001.032-010.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

The Commercial and Industrial parcels were reviewed in Highland, Taylor, Washington, and Wright townships in accordance with our current cyclical reassessment plan.

The Residential, Agricultural, Exempt, and Utility review was conducted in Highland, Taylor, Washington, and Wright townships in accordance with our current cyclical reassessment plan.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

No; the previous reassessment's land order was completed three years ago utilizing a land to building value ratio due to a lack of sales. With no clear evidence to generate a land order, we will wait until Phase 4 of this Cyclical Reassessment Cycle to complete a new land order.

Comments

In this space, please provide any additional information you would like to provide the Department to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

None at this time!